

**January 2022**

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# THE BREEZE

***A quarterly newsletter celebrating 73 yrs of life & living in Surf Pines,  
the largest gated community on the North Oregon Coast***



## THE PRESIDENT'S MESSAGE

**by John Yerke**

Fellow Surf Pines Homeowners,

I think I speak for everyone when I say I've had enough of COVID and the winter weather!

However, with the harsh weather has come amazing king tides, beachcombing and clamming. I recently walked from my house to the beach, dug a limit of clams and was home in 45 minutes.

That's about as good as it gets!

*"Snow at the Beach" photo (above) courtesy of Cecilia Mushinskie*

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### **Tree Trimming:**

Quality Tree Removal just completed a large project removing trees on SP right-of-way that posed threats to people's safety and physical condition of our common properties. While not everyone was pleased, it is important to understand that Quality Tree and Ken evaluated each tree before removal to mitigate those threats. I am happy to report no trees on common properties came down during the recent windstorms. Approximately 15 trees did come down on owners' properties.

### **Dogs:**

The BOD revised the policy manual to allow **more severe consequences to owners of dogs that threaten homeowners and guests**. Since the revision, one homeowner has received a written warning with the potential for a fine. Issues with dogs have been significantly less since the policy change.



### **Personnel Changes:**

This past fall, two leaders in our community sold their homes and moved away. I am excited about their replacements.

With the resignation of our treasurer, Peter Durant, the BOD offered the position to **Jim Aalberg**. Jim has strong financial acumen, having served as Treasurer of Fred Meyer. While Peter did an excellent job, Jim's strong financial acuity is providing changes to our policies and procedures that I am confident will provide long term benefits for SP.

Scott Roose resigned as chairperson of the Roads & Grounds (R&G) Committee. As approved by the BOD, **Mark Miller** replaces him. Mark has an excellent foundation in contracting, which will be beneficial with the projected road maintenance ahead. See more about Mark in his R&G update below. The R&G committee is exceptionally experienced and I have every confidence in its project leadership ability.

### **Miscellaneous:**

We need to express a special thank you to **Doug Iverson** for his help supporting Ken and SP. When Ken has been away, Doug has taken responsibility for the gates, periodically made night security rounds, and addressed other homeowner concerns. He does this always with a smile.

Best Regards,

John Yerke



by Ken Weist

Happy New Year Surf Pines!

Shawna and I would like to thank everyone for their support during some very difficult times for us in 2021. We're so grateful to have a family of 400+ residents to lean on. We are also humbled for the gifts and munchies given to us this holiday season (gained 12 pounds!). We will continue to move forward into 2022 with hope for a better future!

As winter continues to bring a lot of rain and wind, I ask that everyone be attentive to falling limbs and water buildup on roads.

**Please drive the Speed limit!** Speeding is still a big problem so stay alert and help me educate individuals on the laws of our roads.



We have had **winds at 50 mph or better on several occasions** which are effecting the South Gates. I do **remove gate arms in high winds** to prevent additional damage and am continuing to find better ways to protect them. So please understand that **people are not hitting the gates. Wind is the culprit!**

There has been an **enormous amount of trash** littering our streets. Beer cans, booze bottles and fast food refuse. I believe contractors and guests are the culprits. Please report anybody using SP as their trash can!

As we get closer to springtime, with the support of the R&G committee I will be hosting **several volunteer programs**, including Sand Burr removal, trash pickup, Scotch Broom removal, etc. These are a fabulous way to meet your neighbors and help SP. So watch for dates and **please volunteer!**

In closing, let's make 2022 an amazing year for SP!

Thanks!

Ken





# COMMUNITY RELATIONS COMMITTEE (CRC)

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*by Cecilia Mushinskie*

As we begin another year, the CRC is already busy meeting and discussing some great new community events for 2022.

We do still plan on organizing the always popular **Community Garage Sale(s)**, as well as the **Annual Picnic in the Park**. It is yet to be determine whether we will pursue **The Octoberfest**.

## New Ideas Being Discussed:

- ➡ Wine Tasting Get-Together
- ➡ Spring Garden Event / Garden and/or Greenhouse Tour
- ➡ Tournament in the Park (specific tournament yet to be determined)
- ➡ Social Get-Together (yet to be determined)

As mentioned, these are preliminary ideas, dependent on resources, weather, and COVID restrictions. We began in depth discussions at our January 14 meeting. We also welcome ideas from the community.

## New Resident Welcomes:

As part of the CRC regular community commitment, we will continue with our new resident **Meet and Greets**. These interactions provide informational welcome packages and personally welcome new residents and their family to the SP community.

Volunteers are the heart of any community, and while we have an amazing hard-working committee, we always welcome new team members. If you have a desire to be a part of the CRC, please contact one of the team members: **Cecilia Mushinskie, Katie Weber, Robin Rhodes, Sue Hoagland, Roberta Becker, or Tom Smith.**

**Thanks to Cecilia  
for this wonderful  
photo of an elk in  
the snow in  
her yard!  
- editor**



# SECRETARY REPORT & COMMUNICATIONS UPDATE

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*by Thomas Smith*

We are making progress reviewing operations for a more professional SP management structure. As mentioned in the last Breeze, our SPA has done amazing things with a nearly all volunteer team. However, with a part-time administrator and bookkeeper, important issues sometimes slip through the cracks. For example, we found that certain contracted fees (amounting to >\$7,500) had not been collected over the last three years. Pertinent information is being gathered so your BOD can determine the best course of action for better management. Updates will be discussed at our next BOD meeting on Friday, January 21.



On a more positive note, we now have **506 SPA members in our mass e-mail system**. This was particularly helpful when the County Sheriff recently advised us of a potentially suicidal person (with weapons) in SP. Over 75% of listed members opened our initial MailChimp posting within 45 min. When we were advised 50 min. later that the person had been found and sent for mental evaluation, over 78% of members opened the subsequent "all-clear" e-mail. One member suggested we **implement a mass text message capability** for future emergencies. This is in the works; we are collecting as many mobile numbers as possible. Once we have a significant number, we will roll this out for major issues affecting SP safety/security. **If you did not receive the e-mail about the potential suicide please confirm your e-mail** with Ken, Debbie Eddy or me. **Please also confirm that we have your mobile number.**

Our latest **SPA directory** and **reverse directory** was published in early January. The latter has become very popular; both are located on the member-only web site:

**<https://www.surfpines.org/private/page/memberresident-directoryarea-map>**.

Since the last update in July '21, we have had 141 owner account changes, over 238 member contact changes and more than 21 lot changes. A few of our technically-challenged members have difficulty printing the directory. **Ken will keep only a few copies at his office** (to keep your dues down) so contact him if you want one.

Thanks,

Tom Smith  
Secretary and Resident Historian



# ROADS & GROUNDS COMMITTEE

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**by Mark Miller, New Committee Chairman**

Hello!

My name is Mark Miller and I have volunteered to lead the Roads & Grounds committee.

My wife Kim and I are lifelong Oregonians and have lived in SP full time since 2015. We have three adult children (all graduated Oregon Ducks!).



Kim currently works with local high school students in the Youth Transition Program and I work from home.

I'm excited to assist in the proper management and upkeep of our common SP properties, and have special interest in enhancing our community park.

Please feel free to contact me if you would like to help out or have ideas about how we might improve. I look forward to meeting more of you in the community as I proceed in this role.

Thanks,

Mark Miller  
**mmiller@surfpines.org**  
971-319-0804

My professional background includes 28 years of military service and an additional 12 years as a civilian, all in **Operations, Logistics & Program Management.**





# REAL ESTATE MARKET WATCH

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**by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC**  
*Market data provided by Clatsop MLS. Current as of 10/11/2021.*

## FOR SALE NOW IN SURF PINES:

89576 Manion Dr: **\$580,000**

89914 Ocean Dr: **\$650,000** (Pending)

There is **no vacant land** available for sale

## RECENTLY SOLD IN SURF PINES:

90040 Ocean Dr: **\$1,350,000**



Since the October, 2021 publication of this newsletter, one house has sold within SP. This property sold for **93% of the original list price**, and was on the market for **49 days**. There were no vacant land sales during this period.

A frantic start to 2021 ended with a much quieter 4th quarter in Clatsop County (CC) real estate. There are a meager **62 homes on the market** in active status in CC, and 83 pending. By the end of December, homes were selling for **an average of 99% of their list price**, according to the Clatsop MLS.

The **median sale price** in **December 2021** was **\$540,500**, compared to a median sale price in **December 2020** of **\$394,250**, which represents a **37% increase** for the month. During that same period, median days on the market dropped from 60 to 53.



Lately, it seems that a larger proportion of homes are coming on the market which need more extensive upgrades or have serious deferred maintenance. I believe this is causing an **increased demand for "turn key" homes** which have been maintained well and updated throughout the years. Realtors in the area would tell you that some buyers are becoming discouraged and starting to look for homes elsewhere.

We're looking forward to finding out what the spring real estate market will have in store for us all...

Stay tuned!

by Clare Hasler-Lewis

I grew up in Michigan. It snows there. I lived for several years in Chicago. It snows there too! Cameron and I moved to SP from Davis, California in November 2019. I didn't think it snowed here and **stayed on the ground**, but as the photo (right) from Cecilia Mushinskie attests, it did--the day after Christmas! And a for a few days after. I thought it was beautiful! But right now I'm with John--ready for it to be spring.

Other interesting things happen here in the winter too. Like Chicago, a lot of wind! The photo below was taken across from our house on Ocean Drive after the first big wind storm here in November. As Ken noted, we've had



several **high wind storms** since that time.

Then there is the phenomenon known as "**King Tides**". We didn't have that on Lake Michigan. At least I don't recall that we did. For a bit more on King Tides, read

below and on the Oregon King Tides Project website.



The term 'King Tide' is a non-scientific term that refers to the **highest winter tides that occur each year**. These extreme high tides occur **when the moon's orbit comes closest to the earth, the earth's orbit is closest to the sun, and the sun, moon and earth are in direct alignment**, thereby increasing their gravitational influence on the tides. Sometimes they are hardly noticed. Other times, a King Tide may cause coastal erosion, flooding and disruption to normal daily routines, particularly when a King Tide event coincides with significant precipitation or storm surge, creating even higher water levels.